



FREDERICK COUNTY GOVERNMENT

DIVISION OF PLANNING & PERMITTING

Livable Frederick Planning & Design Office

Jan H. Gardner
County Executive

Steven C. Horn, Division Director
Kimberly Golden Brandt, Director

MEMORANDUM

TO: Historic Preservation Commission
FROM: Amanda Whitmore, Historic Preservation Planner
DATE: April 27, 2021
RE: FY 2022 Rural Historic Preservation Grant Program Rankings

Issue:

Should the Historic Preservation Commission (HPC) approve the rankings of ten grant applications for the Frederick County FY 2022 Rural Historic Preservation Grant Program to be forwarded to the County Executive for further review?

Background:

The Frederick County Rural Historic Preservation Grant Program was established from legislation that increased the county's recordation tax to boost agricultural land preservation and set aside the first \$500,000 annually for three programs, one of which is grants for rural historic preservation. The grant application period opened on December 1. In its first year, Frederick County received ten applications for the Rural Historic Preservation Grant Program. The Commission was provided access to all application packets. A summary of each application is included as Attachment 1.

Review Process and Schedule:

Application Deadline	February 26, 2021
Staff Review of Completed Applications	March 2021
Grant Subcommittee Review	April 13, 2021
Historic Preservation Commission Review	May 5, 2021
County Executive Official Review	May 2021
County Council Public Hearing	May/June 2021

The grant review subcommittee of the HPC reviewed and ranked the applications per the approved criteria which takes into account factors such as the historical and cultural significance of the resource, urgency of the project, retention of historically significant material, provisions for long-term resource preservation, etc. The subcommittee has approved sending the attached rankings (Attachment 2) forward to the Historic Preservation Commission for their review and approval. Also attached is a brief summary the review comments for each application (Attachment 3). The County Executive will review the rankings forwarded by the HPC to determine which applications to forward to the County Council for a public hearing. Awardees will return to the HPC to receive their Certificate of Appropriateness prior to the execution of the grant agreement.

Recommendation:

The grant review subcommittee reviewed the applications on Tuesday, April 13, 2021 and recommended forwarding the rankings to the HPC. Staff recommends approving the rankings shown on the attached chart for further review by the County Executive.

Attachments

Attachment 1: Summary of Grant Applications

Attachment 2: Recommended Rankings

Attachment 3: Summary of Subcommittee Review Comments

Summary of Grant Applications

Property Name	Project Description	Request
Rocky Springs School House	Rebuild, repair, and restore portions of stone and brick walls to a historic school house. This is phase II of a multi-phase project to rehabilitate and restore the building so it can be adaptively used as a public center for historical interpretation and research regarding the history of the school and the objects, people, and events associated with it. The building is currently unoccupied. The property has been recommended by the HPC for listing on the County Register.	\$ 45,526.00
William Downey Farmhouse	Repoint deteriorated mortar joints and cut out, remove, and replace broken bricks on the south and west elevations of the farmhouse. This is phase I of a multi-phase project to repoint and repair the joints and brickwork on the farmhouse. The farmhouse is currently occupied and is part of an active farm. The property has been recommended by the HPC for listing on the County Register.	\$ 50,000.00
Linganore Farmhouse	Replace the first floor and a section of the second floor of a two-story porch, minor repairs to the remainder of the second floor and railings, and paint. Replace porch roof with metal seam roof. Additionally, 56 windows, shutters, and trim will be repainted on the house. Some windows will require reglazing and minor repairs. The house is currently occupied. The property is listed on the County Register.	\$ 45,360.00
Basil Harding Farmhouse	Remove and replace existing metal and shingle roof on house and porches with standing seam metal roofs. In-kind contribution is to repoint deteriorated mortar joints and replace broken stones on the house. This is phase I of a two phase project. The farmhouse is currently unoccupied and is part of an active farm. The property has been recommended by the HPC for listing on the County Register.	\$ 46,800.00
Smith's Store	Replace existing metal corrugate roof over the building and back porch with either standing seam metal or corrugated metal. Repair through select replacement or wood sealant and repaint: exterior wood framing at eaves, 17 windows (including reglazing), and 3 stoops and doors. Replace damaged bricks scattered around the building exterior. The	\$ 26,055.00

	building is currently utilized for retail. The property is listed on the County Register.	
Crown Rose Main House	Install exterior storm windows and doors on the main house. The applicant will be contributing to the project prior to installing the storms by repairing the window and door frames, replacing broken glass, reglazing as necessary, and repainting. The main house is currently occupied. The property is listed on the County Register.	\$ 50,000.00
Henry Brandenburg Property	This proposal would provide repairs to several buildings. Repair the front porch on the house by replacing flooring and the skirt board and light repair to a few cracks in the porch columns. Remove brick pavers and concrete step and install stone or wood step with wood hand rails. Replace one window sill on the house and skim with epoxy 18 window sills. Remove non-original storm door on side entrance and replace with a wood frame storm door and repair door frame as necessary. Replace a portion of the porch flooring on the spring and wash house building and repaint entire porch floor. Install wood railing and posts to the porch on the spring and wash house. Fill void between hearth and floor framing in foundation of spring and wash house with brick. Replace battens with ship lapped siding on the spring and wash house. Replace asphalt shingles with wood shake or standing seam on the smoke house. The house is currently occupied. The property has been determined eligible for listing on the County Register.	\$ 50,000.00
Daniel James Farmhouse	Repoint deteriorated mortar joints and cut out, remove, and replace broken stones on the north and west elevations of the farmhouse. Restore the chimney at the north gable end of the farmhouse. This is phase I of a two phase project to repoint and repair the joints and stonework on the farmhouse and restore the chimneys. The farmhouse is currently unoccupied and is part of an active farm. The property has been recommended by the HPC for listing on the County Register.	\$ 44,625.00
Samuel Fleming House	Replace the existing asphalt roof with a new standing seam metal roof on the house and porch. The applicant will be contributing to the project by assuming the additional costs to complete the roof work as well as contributing towards other projects on the house: framing repairs to the porch and roof, repair sections of the cornice and replace fascia board, and replace gutters and downspouts. The house is currently	\$ 50,000.00

occupied. The property has been recommended by the HPC for listing on the County Register.

Beatty Cramer House	Remove and salvage clapboard at lower four feet of the north wall of the house and replace deteriorated and missing sill, sister bottom of studs, straighten and raise the wall, and rehang salvaged wood siding. Repair or replace floor framing, bottoms of front posts, railings, cornice, and roof on the west porch of the house. Rebuild the east brick pier of the east porch of the house. Repoint the west brick pier. Repair floor framing and replace flooring on the east porch. Replace missing elements on the east porch. Replace gutters and downspouts on the north side of the house and on both sides of the spring house. The house is currently unoccupied. The property has been recommended by the HPC for listing on the County Register.	\$ 50,000.00
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Recommended Rankings

Property Name	Average
Rocky Springs School House	90.66667
William Downey Farmhouse	83.33333
Linganore Farmhouse	81.33333
Basil Harding Farmhouse	78.33333
Smith's Store	77.33333
Crown Rose Main House	77
Henry Brandenburg Property	77
Daniel James Farmhouse	76.33333
Samuel Fleming House	69.66667
Beatty Cramer House	58.5

Summary of Subcommittee Review Comments

Property Name	Review Comments
Rocky Springs School House	The application was very well written. The project will provide for long term stabilization. A highly significant historic resource. Application showed a good grant track record and identified a future use for the property. Project is not urgent since the structure has been stabilized.
William Downey Farmhouse	The house has high significance as an early brick house. It was a nicely written application. The application does not leverage other funding. There was no limited time-frame or real urgency to complete the project. It is an active family farm and the house is currently occupied.
Linganore Farmhouse	The application conveyed good historical significance of the property. The project will retain historic fabric. It was a nicely written application.
Basil Harding Farmhouse	The farm is active and in use and the house will be put in use following repairs. The budget is not as detailed as other applications. It could elaborate more in the project description. Felt the project was less urgent since the roof did not look as damaged.
Smith's Store	The application was clear and well-written. The project would retain fabric. The urgency for the project was average compared with other applications.
Crown Rose Main House	The property is in good condition and a significant resource. The project will retain and protect the windows and doors. It is not an urgent project. The significance statement was not clear.
Henry Brandenburg Property	The application shows that the applicants have the ability to initiate the project. The projects identified are not as urgent as others applications. The property seems to be in good condition. The bid elements were a bit confusing. The estimates did not include information on the house windows.
Daniel James Farmhouse	It was appreciated that the application mentions the project will follow the Secretary of the Interior standards. The future use is residential but is currently vacant with several repairs and renovations still to occur. Scored lower in terms of diversity of resource types since majority of applications are houses.

Samuel Fleming House	It is a well written grant application. Felt the project was not urgent and critical to complete the work. The project would retain original fabric. It was noted the setting of property is no longer rural.
Beatty Cramer House	The application showed an ability to initiate the project and leveraged money. The application was not clear in what work was to be performed and there was no estimate from a contractor for the work on the north wall project. It was also not clear what the applicant contribution was assuming for each project. Information on where the contributions were coming from was not clear in the application.